

§13 RESIDENCE A DISTRICT *Revised 10-05-11*

13-1 Purpose

The purpose of the A District is to allow single-family residences on a minimum 1/2 acre lot. The A District provisions are intended to encourage moderate density residential development for primarily residential and related purposes in areas primarily served by centralized sewerage facilities.

13-2 Permitted Uses

Any use permitted in a Residence AAA District, subject to the same approvals and conditions as specified in §11-2 of these regulations.

13-3 Area and Shape (See Definitions)

Each lot shall have a minimum area of one-half (1/2) acre (21,780 square feet) and shall be of such shape that a rectangle one hundred (100) feet by one hundred fifty (150) feet will fit on the lot.

13-4 Setbacks (See §31-4 through §31-8, also.)

No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line, fifteen (15) feet from any side lot line, or twenty-five (25) feet from any rear lot line.

13-5 Height

No principal building or other structure located north of the railroad tracks shall exceed two and one-half stories (2-1/2) and a height of thirty-five (35) feet. No principal building or structure located south of the railroad tracks shall exceed two (2) stories and a height of twenty-six (26) feet. No accessory building or structure shall exceed one story and a height of sixteen (16) feet, except barns as defined in §11-2.4.7 and permanent and temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8.

13-6 Coverage (see definitions)

The building coverage shall not exceed fifteen percent (15) of the lot area. Total coverage shall not exceed twenty-five (25) percent of the area of the lot. Total coverage shall include fifty (50) percent of the surface area of tennis courts. Temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8 shall be exempt from coverage.

13-7 Building Area

No mandatory requirement.

13-8 Floor Area

No mandatory requirement.

13-9 Architectural Design

No requirement.

13-10 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

13-11 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

13-12 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas for Special Permit uses in accordance with §35 of the Supplementary Regulations.

13-13 Open Space Subdivision

Lot area, shape and setbacks for Open Space Subdivisions shall be in accordance with the requirements of §56 of the Subdivision Regulations.